

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

JUNE 19, 2019

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Meeting of June 19, 2019.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Secretary Ann J. Ferguson at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

Also present: Executive Director Ann J. Ferguson; Deputy Executive Director Kathy Sanders; and Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel).

Following Board discussion, the Secretary opens the floor for nominations to the position of Chairperson of the Board. Commissioner Petkov nominated current Chairperson Albert Cetroni. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR				X	
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA		X			
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners re-elects Albert Cetroni to the position of Chairperson.

The Secretary then opens the floor for nominations to the position of Vice Chairperson of the Board. Chairman Cetroni nominated Commissioner Gary Mannuzza. Hearing no other nominations, the Secretary closed the nominations and the following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
AUDREY PEREIRA, VICE CHAIR					X
KAREN LUKENDA		X			
GARY MANNUZZA				X	
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners elects Gary Mannuzza to the position of Vice-Chairperson.

A Motion was made to approve the minutes of the April 17, 2019 Board of Commissioners Meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the minutes of the April 17, 2019 meeting.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of April 18, 2019 to April 30, 2019 in the amount of \$14,707.47. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA	1	X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the motion to accept and pay all bills for the period of April 18, 2019 to April 30, 2019.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of May 1, 2019 to May 31, 2019 in the amount of \$26,693.94. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners approved the motion to accept and pay all bills for the period of May 1, 2019 to May 31, 2019.

A Motion was made to accept and pay all bills for Ann J. Ferguson Towers for the period of June 1, 2019 to June 19, 2019 in the amount of \$51,596.91. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			

AUDREY PEREIRA					X
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners approved the motion to accept and pay all bills for the period of June 1, 2019 to June 18, 2019.

SECRETARY /TREASURER’S REPORT

The Secretary/Treasurer, Ann J. Ferguson, reported on the balances of all Authority accounts and Certificates of Deposits (CD’s), the interest rate on each, as well as the actual and average rents collected for the months of May and June 2019.

The Secretary/Treasurer reported that the Authority received a capital fund grant in the amount of \$311,897.

A Motion was made to accept the Secretary/Treasurer’s Report. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	1	X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners accepted the Secretary/Treasurer’s Report.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2019-13: Resolution to approve and authorize the Executive Director to initiate the procurement process for the removal of asbestos. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	1	X			
KAREN LUKENDA	2	X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-13.

2019-14: Resolution to approve and authorize the submission of the annual plan to the U.S. Department of Housing and Urban Development. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	1	X			
AUDREY PEREIRA					X
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-14.

2019-15: Resolution to approve and authorize the submission of the annual budget to the N.J. Department of Community Affairs. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-15.

2019-16: Resolution to approve and authorize the submission of the annual budget to the U.S. Department of Housing and Urban Development. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-16.

2019-17: Resolution to approve and authorize the purchase of two new laptop computers. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV	2	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners adopted Resolution 2019-17.

2019-18: Resolution to approve and authorize the award of a contract for parking lot paving to Gesumaria Contracting, Inc., subject to the opinion of legal counsel. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-18.

2019-19: Resolution to approve and authorize attendance of the New Jersey Association of Housing and Redevelopment Authorities (NJAHRA) Conference in Atlantic City, New Jersey from September 23, 2019 to September 25, 2019. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	1	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA	2	X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board of Commissioners adopted Resolution 2019-19.

MAINTENANCE REPORT

Read and filed.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

None.

A Motion was made to enter into Executive/Closed Session for discussion of pending litigation and matters of attorney-client privilege. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR		X			
GARY MANNUZZA, VICE CHAIR	2	X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV	1	X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The Board entered into Executive/Closed Session for the discussion of pending litigation and matters of attorney-client privilege.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR		X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE	1	X			

The Board of Commissioners returned to open session.

A Motion was made to adjourn the meeting at 6:03 p.m. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
ALBERT CETRONI, CHAIR	2	X			
GARY MANNUZZA, VICE CHAIR	1	X			
KAREN LUKENDA		X			
AUDREY PEREIRA					X
JOANNE PETKOV		X			
SILVESTRO PRIMAVERA		X			
SHIRLEY RUSE		X			

The meeting was adjourned at 6:03 p.m.